047.0	0003	0005.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	960,700 / 960,700
					USE VALUE:	960,700 / 960,700
					ASSESSED:	960,700 / 960,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALINT GERGELY &
Owner 2:	DEBANNE ESTELLE
Owner 3:	
Street 1:	19 WEBCOWET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEELEY JUSTINE -
Owner 2:	-
Street 1:	19 WEBCOWET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Wood Shingle Exterior and 2303 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4094.000	526,400		434,300	960,700
Total Card	0.094	526,400		434,300	960,700
Total Parcel	0.094	526,400		434,300	960,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.24 /Parcel: 417.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33298

GIS Ref

GIS Ref

Insp Date 12/01/18

!3984!

PREVIOUS ASSESSMENT

Parcel ID 047.0-0003-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	526,400	0	4,094.	434,300	960,700		Year end	12/23/2021
2021	101	FV	511,300	0	4,094.	434,300	945,600		Year End Roll	12/10/2020
2020	101	FV	511,300	0	4,094.	434,300	945,600	945,600	Year End Roll	12/18/2019
2019	101	FV	393,300	0	4,094.	461,400	854,700	854,700	Year End Roll	1/3/2019
2018	101	FV	393,300	0	4,094.	336,500	729,800	729,800	Year End Roll	12/20/2017
2017	101	FV	393,300	0	4,094.	293,100	686,400	686,400	Year End Roll	1/3/2017
2016	101	FV	393,300	0	4,094.	249,700	643,000	643,000	Year End	1/4/2016
2015	101	FV	366,200	0	4,094.	244,300	610,500	610,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:52:53

LAST REV

Date	Time
06/10/19	15:30:02
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3984

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEELEY JUSTINE,	63414-230		3/27/2014		702,000	No	No		
GRIFFITH JOHN M	51349-391		6/24/2008		539,000	No	No		
MURRAY PAUL M	28655-100		6/2/1998		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2019	239	New Wind	1,978	C				
7/15/2008	777	Redo Bat	6,500	C				
11/8/2004	1079	Manual	30,400					CHANGE 2 SEASON PO

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Entry Denied	372	PATRIOT
6/6/2005	Permit Visit	BR	B Rossignol
3/29/2000	Inspected	263	PATRIOT
2/29/2000	Measured	270	PATRIOT
8/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33298
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4094		Sq. Ft.	Site		0	80.	1.33	1									434,255						434,300	

Total AC/HA: 0.09399 | Total SF/SM: 4094 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 434,255 | Spl Credit | Total: 434,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28559327
Const Adj.:	0.99980003
Adj $ / SQ:	173.520
Other Features:	106100
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551809
Depreciation:	25383
Depreciated Total:	526426

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

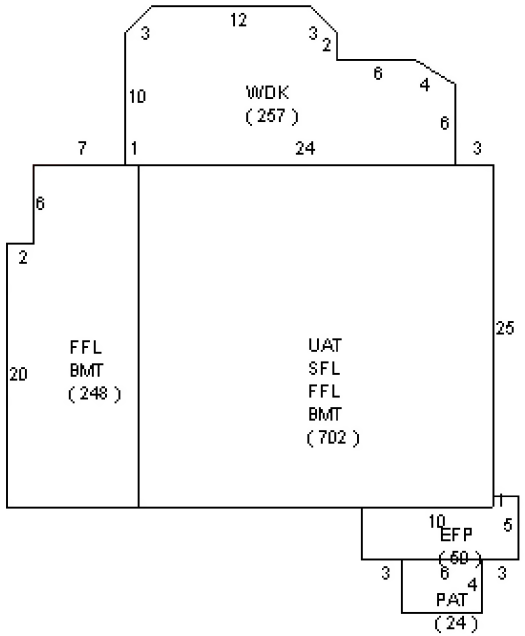
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.87
Special Features:	0	Val/Su Net:	169.31
Final Total:	526400	Val/Su SzAd	318.64

SKETCH



SUB AREA

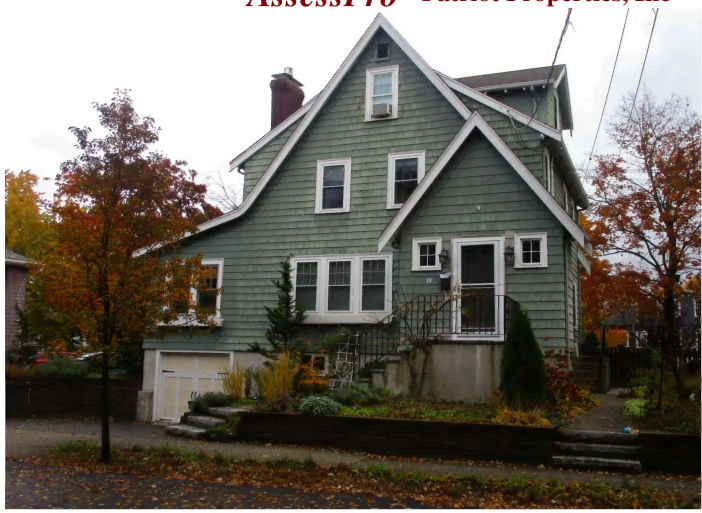
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	83.290	79,125
FFL	First Floor	950	173.520	164,844
SFL	Second Floor	702	173.520	121,811
WDK	Deck	257	9.890	2,541
UAT	Upper Attic	176	133.610	23,449
EFP	Enclos Porch	50	72.590	3,629
PAT	Patio	24	6.000	144
	Net Sketched Area:	3,109	Total:	395,543
Size Ad	1652	Gross Area	3635	FinArea 2303

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

047.0-0003-0005.B